

# **Capital and Maintenance Projects**

Capital Projects

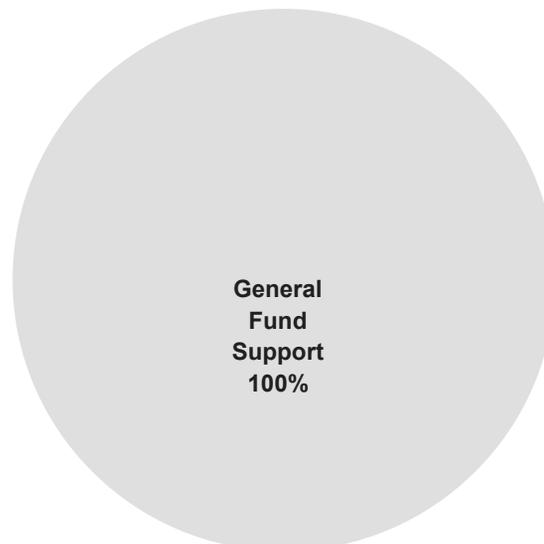
Maintenance Projects

**PURPOSE STATEMENT**

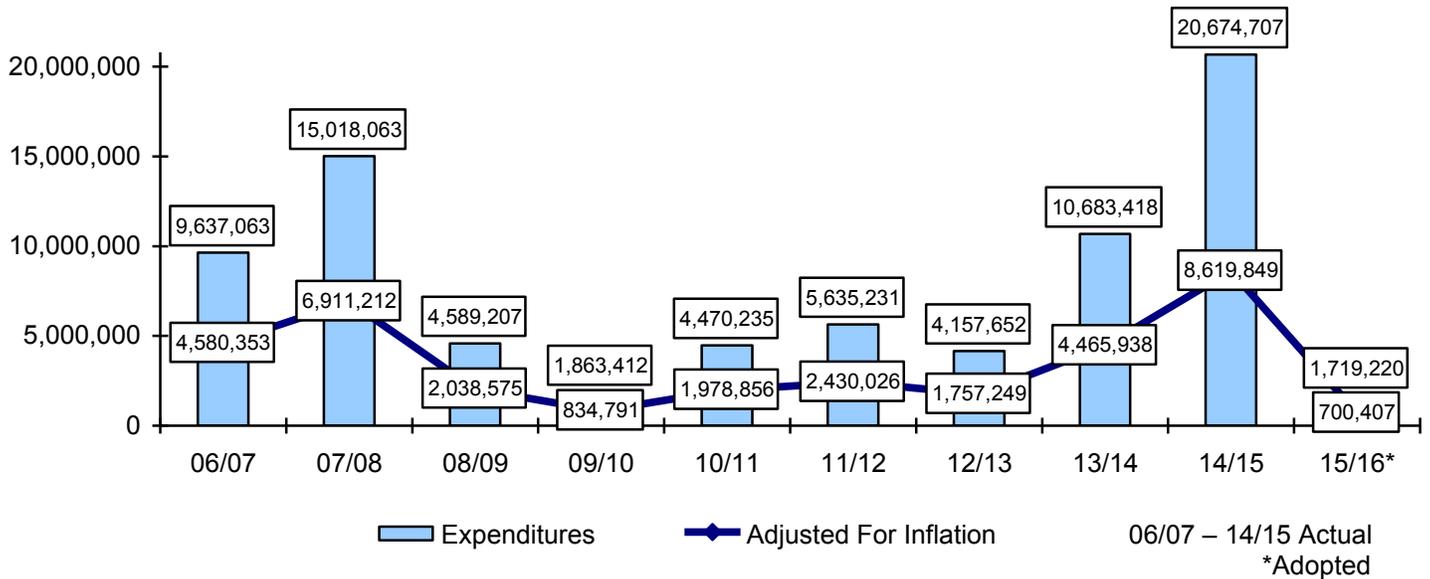
The Capital Projects budget provides funds for acquiring and constructing buildings, structures and improvements to facilities, which generally cost more than \$25,000. Projects under \$25,000 are generally classified as maintenance projects and are found in Fund Center 200 – Maintenance Projects. Policies governing the development and selection of Capital Improvement Projects are set forth in the Budget Policies and Goals approved by the Board each year.

	2013-14	2014-15	2015-16	2015-16	2015-16
<u>Financial Summary</u>	<u>Actual</u>	<u>Actual</u>	<u>Requested</u>	<u>Recommended</u>	<u>Adopted</u>
Fines, Forfeitures and Penalties	\$ 1,986,400	\$ 43,585	\$ 0	\$ 0	\$ 0
Revenue from Use of Money & Property	47,136	83,766	0	0	0
Intergovernmental Revenue	84,917	16,333,048	0	0	0
Charges for Current Services	72,313	42,457	0	0	0
Other Revenues	11	105,000	0	0	0
Other Financing Sources	3,172,028	3,809,168	0	7,245,000	4,321,300
Interfund	7,034,930	1,236,724	0	0	0
<b>Total Revenue</b>	<b>\$ 12,397,735</b>	<b>\$ 21,653,748</b>	<b>\$ 0</b>	<b>\$ 7,245,000</b>	<b>\$ 4,321,300</b>
Fund Balance Available	\$ 430,934	\$ 59,786	\$ 0	\$ 0	\$ 897,920
Cancelled Reserves	8,265,835	855,996	0	0	0
<b>Total Financing Sources</b>	<b>\$ 21,094,504</b>	<b>\$ 22,569,530</b>	<b>\$ 0</b>	<b>\$ 7,245,000</b>	<b>\$ 5,219,220</b>
Salary and Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Services and Supplies	0	0	0	0	0
Other Charges	18,686	11,536	0	0	0
Fixed Assets	10,664,732	20,663,171	3,516,150	3,745,000	1,719,220
<b>Gross Expenditures</b>	<b>\$ 10,683,418</b>	<b>\$ 20,674,707</b>	<b>\$ 3,516,150</b>	<b>\$ 3,745,000</b>	<b>\$ 1,719,220</b>
Contingencies	0	0	0	0	0
New Reserves	4,980,986	2,190,709	0	3,500,000	3,500,000
<b>Total Financing Requirements</b>	<b>\$ 15,664,404</b>	<b>\$ 22,865,416</b>	<b>\$ 3,516,150</b>	<b>\$ 7,245,000</b>	<b>\$ 5,219,220</b>

**Source of Funds**



**10 Year Expenditures Adjusted For Inflation**



**SERVICE PROGRAMS**

Capital Projects has a total expenditure level of \$1,719,220 to provide the following services:

**Capital Projects (Fund 003)**

Funding of Board adopted capital projects in conformance with established policies.

Total Expenditures: \$1,719,220 Total Staffing (FTE): \*

\*Staffing for Capital Projects is reflected in FC 113 - General Services.

**COUNTY ADMINISTRATOR’S COMMENTS AND RECOMMENDATIONS**

Capital project recommendations are based upon the guidance contained in the Board of Supervisors’ budget policies. Board policy directs staff to prioritize projects based upon a set of criteria. For example, projects that are legally mandated or necessary to improve health and safety conditions receive the highest priorities. Some capital projects have funding sources, often in the form of grants or other outside funding, that become available during the fiscal year. These projects may be evaluated outside of the annual budget cycle and funded mid-year as part of a Board of Supervisors agenda item.

The Capital Projects budget contains financing for major, one-time capital projects such as the acquisition of land and buildings, construction of buildings and structures, and significant improvements to facilities. Other capital expenditures, which may include the purchase of vehicles, equipment, or technology projects, are contained in departmental budgets included in other sections of the document:

- Fund Center 407 - Fleet Services – contains information about countywide vehicle replacements.
- Fund Center 200 - Maintenance Projects – contains information about countywide maintenance projects that are necessary to maintain the County’s facilities.
- Fund Center 266 - Countywide Automation Replacement – contains information about countywide automation systems projects that are needed to support County technology-related activities.
- The Fixed Assets section of the budget provides a listing by department, of all fixed assets (an asset of long-term character, such as land, buildings and equipment, which typically has a value of \$5,000 or greater) for the current budget year.

- Capital infrastructure improvements such as roads, water, and wastewater systems are found in the Fund Center 245 - Roads, Fund Center 405 - Public Works, and in the budget for special districts.

The process by which projects are evaluated and selected begins with an annual request to County departments to submit proposed maintenance and capital projects for the annual budget as well as for the Five Year Infrastructure and Facilities Capital Improvement Plan. Submitted projects are evaluated by a team comprised of representatives from Public Works, General Services, Planning and Building, and the Administrative Office. Each submitted project is reviewed and ranked based on the criteria in the Budget Policies adopted by the Board of Supervisors. All of the proposed projects are then presented to the Capital Improvement Executive Steering Committee (CI-ESC), which is chaired by the County Administrator and comprised of 10 County department heads. The capital projects recommended in this budget are the result of the CI-ESC's review of the submitted projects. The most recent Five Year Infrastructure and Facilities Capital Improvement Plan was approved by the Board on February 17, 2015.

A total of \$3,595,000 of General Fund, coupled with \$150,000 from Public Works' operating fund, is recommended to be allocated to cover the costs of four identified Capital Improvement Projects (CIPs) totaling \$3,745,000. The \$3,745,000 is a decrease of \$280,936 or 6% from FY 2014-15 adopted amounts. In addition, \$3,500,000 of General Fund is recommended to be allocated to Capital Projects Fund reserves in FY 2015-16.

#### **BOARD ADOPTED CHANGES**

As part of the Supplemental Budget document, the Board approved a request to correct the miscategorization of two projects between Fund Center 200 – Maintenance Projects and Fund Center 230 – Capital Projects. The two projects, Reprographics Remodel (\$523,700) and Government Center Repairs (\$2,400,000), should have been categorized as major maintenance and not capital projects, per the County's Capital Asset Policy. In accordance with the criteria for this policy, the projects are not considered to comprise a new asset or significantly add value or useful life to an existing asset. Funding for the projects has been moved to Fund Center 200. There is no net impact to expenses or to the General Fund contribution amount associated with the adjustment. For more information regarding these projects, please refer to Fund Center 200.

The Capital Projects Fund ended FY 2014-15 with a Fund Balance Available of \$897,920. The full amount was kept within Fund Center 230 for use on other projects.

**FY 2015-16 Recommended Capital Improvement Projects**

The following capital improvement projects are recommended for funding in the FY 2015-16 budget:

**Project Title: Psychiatric Health Facility (PHF) Sally Port Entry**

**Recommended Funding Level:**

\$123,200

**Funding Source(s):**

General Fund

**Project Description:**

The project will create a new sally port type entrance at the Psychiatric Health Facility (PHF). A sally port is a secure entryway that consists of a series of doors or gates that control entrance and egress.

**Justification:**

The current entrance to the PHF does not have a controlled passageway for entrance and egress.

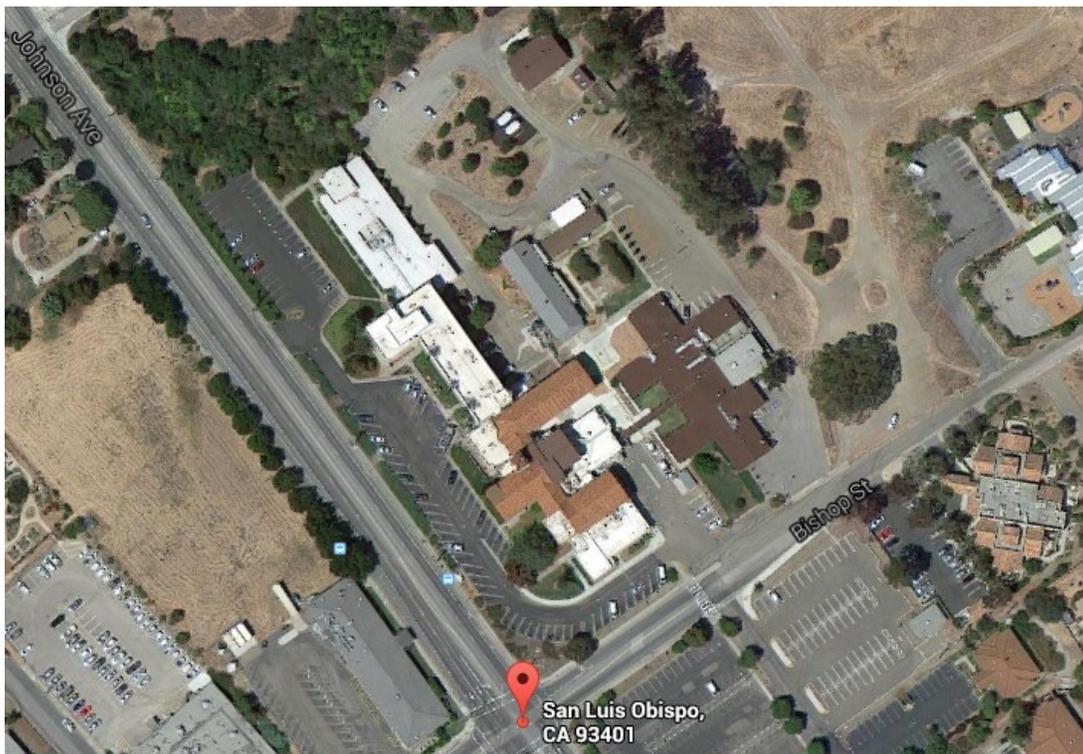
**Operating Cost Impacts:**

Minimal cost impacts to maintenance are expected.

**Intended Outcomes:**

Adding a sally port entry will improve security and decrease risks to staff and patients.

**Map of Project Area:**



**Project Title: Main Jail HVAC Replacement**

**Recommended Funding Level:**

\$ 698,100

**Funding Source(s):**

General Fund

**Project Description:**

Replace 9 swamp coolers at the West Housing Jail facility with Heating, Ventilation, and Air Conditioning (HVAC) package units, test, and balance the system.

**Justification:**

The current rooftop swamp cooler units are failing and causing issues with the exhaust fans and return ducts. The current units are swamp coolers which function poorly in the ocean climate, which has resulted in rusting, clogging of return and exhaust lines, and consistent maintenance costs and repairs. The project is essential to the function of the jail and necessary for public safety.

**Operating Cost Impacts:**

New equipment should show a slight decrease in operating expenses due to the higher efficiencies now required by state codes. Some decrease in annual maintenance expense is anticipated as well.

**Intended Outcomes:**

The project will provide improved cooling and heating capabilities in a more efficient manner at the West Housing Unit of the County Jail.

**Map of Project Area:**



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**Status of Facility Projects on the County's Five Year Infrastructure and  
Facilities Capital Improvement Plan**

The County Infrastructure and Facilities Five Year Plan identifies potential capital projects with an estimated expense of \$100,000 or greater and which are planned to be considered for development during the FY 2015-16 through FY 2019-20 time frame. The County Infrastructure and Facilities Five Year Plan and the complete listing of projects can be found at the following internet address: <http://www.slocounty.ca.gov/GS/cp/cip.htm>

The following section identifies projects on the County Infrastructure and Facilities Five Year Plan that are already in process. This listing addresses those projects which have an estimated total expense of \$1 million or more and have already received full or partial allocation of funding.

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**New Airport Terminal**

**Location:** 901 Airport Drive, San Luis Obispo

**Expense:** \$30 million (estimate)

**Sources of Funding:** \$20 million in FAA Grants, \$10 million in Passenger Facility Charges

**Operational Impacts:** Once constructed, the new terminal will experience a slight to moderate increase in operational expense. Some decrease in annual maintenance expense is anticipated.

**Project Summary and Status:**

With the help of initial grant funding from the Federal Aviation Administration (FAA), the design of the new airport terminal in San Luis Obispo has been completed. A new terminal would resolve FAA compliance issues stemming from proximity of the current terminal and aircraft parking areas to the runway and taxiways, and would provide more space for passengers, staff and airlines. Initial construction bids for the project were received in late April 2015 and additional grant funding of \$19-20 million is expected from the FAA in June 2015. Assuming construction costs are consistent with the current project estimate of approximately \$30 million, Airports could return to the Board of Supervisors to authorize the project in early FY 2015-16.

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**Animal Shelter Expansion/Remodel**

**Location:** 885 Oklahoma Avenue, County Operational Center off Highway 1 between Morro Bay and San Luis Obispo

**Expense:** \$1.26 million

**Sources of Funding:** \$1.13 million in Facility Planning Reserves, \$135,000 in Building Replacement Reserves

**Operational Impacts:** No increase in operational expense is anticipated from this remodel. Some decrease in annual maintenance expense is anticipated due to correction of building deficiencies.

**Project Summary and Status:**

The expansion/remodel of the Animal Shelter project was initially approved in FY 2007-08. The project was targeted to make several improvements to the Animal Shelter, including the development of a new cattery area, enhanced public lobby, and pet adoption area. The final design was completed, and the project was advertised for bidding. However, all bids were rejected because the lowest responsive, responsible bid exceeded the project budget. The project was reviewed by the Board of Supervisors in April 2015. Based on that review the initial project was effectively cancelled and all efforts have been redirected to focus on a complete replacement of the existing Animal Services facility.

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**Bob Jones Trail Extension (Ontario Road)  
Octagon Barn Staging and Parking Lot Improvements and  
South Higuera St., Left Turn Lane Improvements**

**Location:** 4400 Octagon Way, San Luis Obispo.  
Located on South Higuera St., south of the San Luis Obispo city limits.

**Expense:** \$3.02 million

**Sources of Funding:** \$2,552,100 Parks Public Facilities Fees, \$461,800 Transportation Grant, \$5,000 Land Conservancy

**Operational Impacts:** The Land Conservancy will be responsible for maintaining the Octagon Barn premises and site improvements.

**Project Summary and Status:**

The project is a partnership between the County of San Luis Obispo Parks and Recreation Department and the Land Conservancy that will serve as the Bob Jones Pathway staging area. The staging area will provide parking and amenities for the bicyclists and pedestrians utilizing the future pathway, which will ultimately connect San Luis Obispo to Avila Beach. The project consists of design and construction of a parking area on the Octagon Barn site, and a left turn lane from South Higuera Street into the new parking area. Completion of construction documents is scheduled for Fall 2015. Construction of the parking area and left turn lane will begin in Spring 2016 with completion in Summer 2016.

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**Restore Cayucos Pier**

**Location:** Intersection of Ocean Front St. and Cayucos Dr., Cayucos

**Expense:** \$4.05 million

**Sources of Funding:** \$1.71 million Parks Operating Funds; \$230,000 from Save The Pier organization; \$750,000 from California Wildlife Conservation Board; \$750,000 from California Coastal Conservancy; \$5,000 from Chevron Corporation; and a \$600,000 General Fund Loan.

**Operational Impacts:** A significant decrease in maintenance expense is anticipated from the pier rehabilitation project that is fully funded to include all recommended major pier repairs.

**Project Summary and Status:**

The project is intended to restore the deteriorating Cayucos Pier. The extent of the restoration project was determined by a comprehensive engineering assessment survey and classification of the structural elements of the pier. All of the following construction elements are included in the major pier rehabilitation project: replacement of pier piles, pier decking, electrical infrastructure and lighting, safety railing, and dry fire suppression system.

The project construction documents were completed in May 2014. Long lead-time construction materials, such as heavy timber and pier piles, were bid in July 2014 and construction bids for the pier restoration were received in August 2014. Construction began in October 2014 and is anticipated to be completed in the first quarter of FY 2015-16.

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**Juvenile Hall Expansion**

**Location:** 1065 Kansas Avenue, off Highway 1 between Morro Bay and San Luis Obispo at the County Operational Center

**Expense:** \$19.9 million

**Sources of Funding:** \$13.12 million in State SB 81 funds, \$3.5 million in Juvenile Hall Detention Reserves, \$.5 million in Facilities Planning Designation, \$1.4 million in In-Kind Match, and \$1.4 from cancelling or deferring other projects.

**Operational Impacts:** When fully operational, the Juvenile Hall expansion will require 6 additional positions to staff the expanded facility. Annual staffing and operational costs are estimated at \$768,000. Probation intends to offset this expense by annual savings in group home placements which are estimated to be \$660,000 and with additional annual revenues for Public Safety Realignment estimated to be \$100,000.

**Project Summary and Status:**

This project will expand the County's 45 bed Juvenile Hall with the addition of 20 high security beds, classrooms, an indoor multipurpose/recreational space, and staff offices. In addition 15 of the existing 45 detention beds will be converted to an in-custody treatment facility for habitual offenders. The completed facility will have a 65 bed capacity. The in-custody treatment program will reduce the number of juvenile offenders that are sent out of County/State for treatment at residential treatment facilities. The project is under construction with an expected completion date of Fall 2016.

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**Replace Morro Bay Golf Course Water Line**

**Location:** Morro Bay State Park - Morro Bay Golf Course and 'Chorro Flat' irrigation wells

**Expense:** \$1.1 million

**Sources of Funding:** \$100,000 in Facility Planning Reserves (FY 2006-07). The Department of Parks and Recreation received a \$1,000,000 internal loan from the General Fund to finance the irrigation water pipeline replacement project (FY 2014-15).

**Operational Impacts:** No increase in operational expense is anticipated from this utility line replacement. Some decrease in annual maintenance expense is anticipated due to correction of utility line leaks, deficiencies, and elimination of emergency repairs.

**Project Summary and Status:**

The project will replace an existing six-inch water utility line from the 'Chorro Flat' irrigation wells to a concrete water storage tank near the top of Black Hill above Morro Bay Golf Course which supplies the irrigation water for Morro Bay Golf Course. The water delivery system has been prone to leaking and emergency repairs by Parks and Recreation staff. The design will review alternative routes for the new waterline to minimize potential environmental and cultural impacts to the area. The topography and aerial surveys of the route were completed in 2014. Design is 20% complete, and initial reports for Shoulderband Snail and botanical surveys have been received. Final surveys are expected by late Spring 2015. Permit applications are being submitted through the U.S. Army Corps of Engineers, California Coastal Commission, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and Regional Water Quality Control Board.

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**Women's Jail Expansion**

**Location:** 1585 Kansas Avenue – off Highway 1 between Morro Bay and San Luis Obispo at the County Operational Center

**Expense:** \$40.7 million

**Sources of Funding:** \$25.1 million State AB 900 funds; \$7.0 million in Detention Facility Reserves; \$4.4 million in Criminal Justice Facility Construction Fund, \$3.5 million in Facility Planning Reserves; \$694,000 in General Fund

**Operational Impacts:** When fully operational, the facility will require up to 11 additional staff with an estimated expense of \$1.4 million and additional operational expense for utilities, inmate food and clothing and maintenance of \$200,000. Operational expense will be phased in based on the inmate population level. Funding from AB 109, Public Safety Realignment, will offset the majority of the operational cost increase reducing the operational cost impacts to the County General Fund.

**Project Summary and Status:**

The project consists of three components. The first component is a 38,000 square foot women's jail housing unit which will be capable of housing 198 female inmates. The second component is a new 8,300 square foot medical/programming facility which will serve both the men's and women's jail units. The third component is a new security system to serve the entire jail. The total cost of all three required components is \$40.7 million. Construction began in February 2014 and is scheduled to complete the women's housing unit and security system in December 2015 and the medical/programming facility in October 2016.

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**Letter Designators for Status for the Capital Project Listing**

A listing of individual capital projects from prior years is included in the tables that follow this section. The far right column includes a status designator. The following provides an explanation of the designators in the status column

- P - Programming:** This is the initial phase of the project that can include development of needs assessments, facility planning, space planning, site analysis/constraints, environmental determination, soils reports and topographic evaluations.
- D - Design:** This phase is for development of the project design using County staff or contracted architectural support. Depending upon the size of the project, the phase may include development of documents for conceptual, schematic, design development, and construction documents as well as identification of specifications for equipment and/or furniture and fixtures and other project components unique to the project.
- B - Bidding:** This phase involves requests for quotes or informal bids on smaller scale projects and the release of construction documents formal bids on larger projects. It also includes verification of contractor bonds and development of construction contracts.
- C - Construction:** This project phase is the actual work on construction, demolition, renovation and installation of the project.
- CO - Close Out** This is the concluding phase of the process and involves the formal Notice of Completion, construction warranty, the final accounting and closing of invoices and purchase orders, and the release of the retention portion of the contract once all conditions have been satisfied. At the end of this process, the project is complete.
- U - Unassigned** This identifies projects that have not yet been assigned to an Architectural Services Coordinator and is awaiting staffing availability to begin the process.
- H - Hold** Projects may be placed on hold when new conditions or situations arise that may inhibit moving forward with the project. This may include site situations discovered during construction, changes to the laws and regulations, project costs that are considerable greater than originally identified, changes to the scope of the project and opposition from community groups or other governmental organizations.

# CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2014-15**	Balance of Funds Available***	2015-16 Proposed Appropriation	2015-16 Adopted Appropriation	Total Approved Funding *** and 2015-16 Adopted Appropriation	Funding Source	Status****
<b>EFS Bus Area 2300: GENERAL GOVERNMENT - AUC</b>										
1	320075	AG Commissioner - SLO - Construct Outdoor Pest Detection Workstation	2014/2015	113,700	113,700	62,256		113,700	General Fund	C
2	320074	General Government - SLO - Elevator Modernization and ADA Compliance Upgrades	2014/2015	1,446,200	1,446,200	1,426,391		1,446,200	General Fund	D
3	320052	General Services Agency-SLO-Upgrade and add new Building Automation Controls	2012/2013	291,120	291,120	282,495		291,120	Facilities Planning Reserve	P
4	320044	General Services Agency, Information Technology - Grover Beach - Install Fiber Lateral	2011/2012	159,900	279,900	264,170		279,900	159,900 Facilities Planning Reserve; 120,000 Capital Projects FC 230	H
5	320048	General Government-SLO-Upgrade or Replace NGC Fire Alarm System	2011/2012	513,600	513,600	335,529		513,600	Building Replacement Reserve	B
6	320038	General Services Agency, Information Technology - SLO - Data Center Remodel	2010/2011	182,000	190,844	2,406		190,844	182,000 Building Replacement Reserve; 8,844 General Fund	CO
7	320037	General Services Agency, Information Technology - SLO - Extend Nacimiento Fiber	2010/2011	490,300	490,300	443,237		490,300	Building Replacement Reserve	C
8	320035	General Government - North County - "One Stop" Service Center (Extension of 300048)	2009/2010	1,766,600	1,766,600	270,389		1,766,600	Original funding 5,185,162 from project 300048; less 825,762 PFF Gen Govt orig funding source eliminated in FY11-12 budget process; less 1,092,800 (32% of Capistrano property purchase); less 1.5M transferred to project 320030	CO
<i>Sub Total:</i>				4,963,420	5,092,264	3,086,874		5,092,264		

Not all projects proceed in the year they were funded due to several factors, including but not limited to, programming (master plan development and/or needs assessment), environmental determinations, community input and support, and availability of funding sources outside of County control.

\* Estimated Total Cost is a professionally determined cost estimate based upon the preliminary project scope and the market conditions for financing, materials and labor at the time the cost estimate is prepared. The actual cost of projects may vary with changes that may occur in market conditions, site conditions, or project scope.

\*\* Total Approved Funding includes Board actions through 6/30/15.

\*\*\* Balance of Funds Available as of 6/30/15. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

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<b>EFS Bus Area 2300: HEALTH AND SOCIAL SERVICES - AUC</b>										
9	320079	Health - SLO - PHF Sallyport Entry	2015/2016	123,200		123,200	123,200	123,200	General Fund	U
10	320076	Health - SLO - Public Health Lab Renovation	2014/2015	444,300	444,300	429,564		444,300	General Fund	D
11	320021	Health - Operations Center - Animal Services Expansion & Remodel	2007/2008	1,267,600	1,267,600	677,498		1,267,600	1,131,900 Facility Planning Reserves; 135,700 Building Replacement Reserve	B
<i>Sub Total:</i>			1,835,100	1,711,900	1,107,062	123,200	123,200	1,835,100		

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<b>EFS Bus Area 2300: PUBLIC SAFETY - AUC</b>											
12	320081	Sheriff - COC - Main Jail HVAC	2015/2016	698,100			698,100	698,100	698,100	General Fund	U
13	320061	CDF-SLO-Programming for Co-located Dispatch Center	2013/2014	200,000	200,000	158,759		200,000	100,000 in Fire PFF, 100,000 in Law PFF	P	
14	320062	CDF-Paso Robles - Apparatus Bay Expansion at the Meridian Fire Station	2013/2014	870,500	870,500	772,200		870,500	Fire PFF	B	
15	320032	Probation - SLO - Juvenile Hall Expansion	2008/2009	18,572,778	19,960,868	12,070,977		19,960,868	3,500,000 Juvenile Hall Building Desig.; 400,000 Facilities Planning Desig.; 13,120,983 State SB 81; 1,544,552 General Government Bldg Replacement Desig.; 1,078,611 Capital Projects FC 230; 316,722 Maintenance Projects FC 200; 1,376,300 In-Kind Match	C	
16	320008	Fire - Creston - Fire Station Solar	2006/2007	3,919,288	3,919,288	61,986		3,919,288	3,795,538 Public Facilities Fees - Fire; 123,750 Public Facilities Fees - Law Enforcement. (Note: Estimated Total Cost excludes property purchase of 185,062)	D	
17	300034	Sheriff - Women's Jail Expansion, Phase 1	1999/2000	40,694,786	40,694,786	13,429,943		40,694,786	25,125,630 State AB 900 funding; 694,000 General Fund; 3,453,652 Facility Planning Reserve; 7,000,000 Detention Facility Reserve; 4,421,504 Criminal Justice Facility Construction Fund	C	
18	300041	Courts - Courthouse Annex - Courtroom ADA Remediation	1995/1996	181,003	181,003	137,418		181,003	Courthouse Construction Fund	D	
			<i>Sub Total:</i>	65,136,455	65,826,445	26,631,283	698,100	698,100	66,524,545		

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<b>EFS Bus Area 2300: PUBLIC WORKS - AUC</b>										
19	320072	Public Works - COC - Replace Kansas/ Oklahoma Ave Waterline	2014/2015	820,100	820,100	764,396		820,100	General Fund	D
20	320071	Public Works-Los Osos Landfill Remediation	2013/2014	203,603	333,103	57,631		333,103	203,603 Los Osos remediation fund; 129,500 Facilities Planning Reserves	D
<i>Sub Total:</i>			1,023,703	1,153,203	822,027		1,153,203			
<b>EFS Bus Area 4250: AIRPORTS - AUC</b>										
21	330021	Airports-Oceano - Airport Layout Plan Update	2013/2014	123,249	123,249	20,014		123,249	FAA Grant and Airport Enterprise Fund	D
22	330022	Airports-SLO-Airport Layout Plan and Runway Protection Zone Study	2013/2014	367,665	367,665	1,501		367,665	FAA Grant and Airport Enterprise Fund	D
<i>Sub Total:</i>			490,914	490,914	21,515		490,914			

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# CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2014-15**	Balance of Funds Available***	2015-16 Proposed Appropriation	2015-16 Adopted Appropriation	Total Approved Funding *** and 2015-16 Adopted Appropriation	Funding Source	Status****
<b>EFS Bus Area 2300: PARKS - AUC</b>										
23	320067	Parks-Expand San Miguel Community Park	2013/2014	1,000,000	1,000,000	982,567		1,000,000	500,000 PFF Parks; 500,000 Land and Water Conservation Grant Funds	D
24	320059	Parks - Cayucos - Cayucos 1st Street Accessway- Coastal Commission Mitigation Funds	2013/2014	200,000	72,313	72,313		72,313	Coastal Commission Mitigation Funds	H
25	320068	Parks-Off-Site Road Improvements San Miguel Community Park	2013/2014	433,900	506,675	461,603		506,675	156,675 Housing Related Parks Program Grant, 350,000 Park Projects Reserves	P
26	320060	Parks - Cayucos - Restore Cayucos Pier Phase I and Phase II	2012/2013	4,013,000	4,048,000	1,283,872		4,048,000	1,713,000 Parks Operating Fund; 750,000 California Wildlife Conservation grant; 600,000 General Fund Loan; 235,000 Save Cayucos Pier Committee; 750,000 California Coastal Conservancy grant	C
27	320056	Parks - North County - Templeton to Atascadero Connector	2012/2013	240,000	560,000	459,149		560,000	120,000 Parks Public Facilities Fees; 200,000 Transportation Enhancement Grant Program; 240,000 CA Mitigation Air Quality Grant	P
28	320065	Parks-Shandon-CW Clarke Tennis Court rehabilitation and repurpose	2012/2013	61,500	61,500	19,043		61,500	Quimby Fees	C
29	320047	Parks - Santa Margarita Lake - Construct New Boat-in Campsites	2011/2012	609,500	609,500	515,453		609,500	CA Dept of Boating and Waterways Grant	C
30	320054	Parks - Morro Bay to Cayucos Connector - California Coastal Trail	2011/2012	315,000	615,000	558,465		615,000	315,000 State Aid-Regional State Highway Account; 200,000 Regional State Highway funds; 100,000 Parks-Public Facility Fees	P
31	320046	Parks - Santa Margarita Lake - Upgrade Existing Boat in Camps	2011/2012	378,500	378,500	167,268		378,500	CA Dept of Boating and Waterways Grant	CO
32	320015	Parks - Avila - Avila Beach to Harford Pier Trail Connector	2006/2007	300,000	472,000	317,972		472,000	300,000 PG&E Settlement Obligation; 172,000 National Fish and Wildlife Foundation Grant	P

Not all projects proceed in the year they were funded due to several factors, including but not limited to, programming (master plan development and/or needs assessment), environmental determinations, community input and support, and availability of funding sources outside of County control.

\* Estimated Total Cost is a professionally determined cost estimate based upon the preliminary project scope and the market conditions for financing, materials and labor at the time the cost estimate is prepared. The actual cost of projects may vary with changes that may occur in market conditions, site conditions, or project scope.

\*\* Total Approved Funding includes Board actions though 6/30/15.

\*\*\* Balance of Funds Available as of 6/30/15. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

## CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2014-15**	Balance of Funds Available***	2015-16 Proposed Appropriation	2015-16 Adopted Appropriation	Total Approved Funding *** and 2015-16 Adopted Appropriation	Funding Source	Status****
33 300101	Parks - Nipomo - Park Playground Replacement	2004/2005	250,000	370,000	370,000			370,000	250,000 Public Facilities Fees - Parks; 120,000 Quimby Fees	H
34 300025	Parks - Arroyo Grande - New Biddle Park Playground Equipment	2002/2003	153,800	153,800	151,571			153,800	Public Facilities Fees - Parks	H
35 300030	Parks - Nipomo -Park Master Plan Development	2002/2003	300,000	300,000	24,176			300,000	100,000 Public Facilities Fees - Parks; 200,000 Quimby Fees - South County Sub-Fund	CO
36 300020	Parks - Avila - Bob Jones Trail Extension (Ontario Rd) (see 320022)	2002/2003	2,472,698	4,039,968	3,145,806			4,039,968	400,000 National Wildlife Foundation; 2,585,200 Public Facilities Fees; 300,000 CA Dept of Transportation Statewide Transportation Improvement Program (STIP); 287,698 CA Dept of Transportation; 461,800 SLOCOG; 5,000 Land Conservancy	D
<i>Sub Total:</i>			10,727,898	13,187,256	8,529,260			13,187,256		
<b>EFS Bus Area 4270: GOLF COURSES - AUC</b>										
37 340002	Golf Courses - Morro Bay Golf Course - Replace Water Line	2006/2007	750,000	1,100,000	977,076			1,100,000	100,000 Facilities Planning Reserve; 1,000,000 Internal County Financing	P
<i>Sub Total:</i>			750,000	1,100,000	977,076			1,100,000		
<i>Total:</i>			84,927,490	88,561,982	41,175,097	821,300	821,300	89,383,282		

Not all projects proceed in the year they were funded due to several factors, including but not limited to, programming (master plan development and/or needs assessment), environmental determinations, community input and support, and availability of funding sources outside of County control.

\* Estimated Total Cost is a professionally determined cost estimate based upon the preliminary project scope and the market conditions for financing, materials and labor at the time the cost estimate is prepared. The actual cost of projects may vary with changes that may occur in market conditions, site conditions, or project scope.

\*\* Total Approved Funding includes Board actions through 6/30/15.

\*\*\* Balance of Funds Available as of 6/30/15. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

## Completed Capital Projects: FY 2014-15

	<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Total Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>
1	2002/2003	300022	Parks - Avila - Cave Landing Trail <i>Project cancelled due to infeasibility at this time.</i>	378,000	1,432,745	181,749	12.7%
2	2007/2008	320019	General Services Agency, Information Technology - Backup Computer Facility <i>Project cancelled-funding moved to project 320032</i>	275,000	113	113	99.7%
3	2007/2008	320020	Probation - Juvenile Services Center - New Parking Area <i>Project cancelled-funding moved to project 320032</i>	61,500	55,737	55,737	100.0%
4	2008/2009	320030	Library - Atascadero - Atascadero Library Expansion <i>Tenant improvement of existing building to house new Library, study rooms, conference rooms, community room and library offices.</i>	25,000	3,499,893	2,930,962	83.7%
5	2012/2013	320049	General Services Agency, Information Technology-COC-Comm Shop Communication Tower Replacement <i>Project cancelled-funding moved to project 320032</i>	107,800	12,217	12,217	100.0%
6	2012/2013	320050	General Government-Lopez Lake-Lopez Lake Communication Vault Replacement <i>Project cancelled-funding moved to project 320032</i>	231,500	172	172	100.3%
7	2012/2013	320053	General Services Agency, Information Technology-Extend Fiber to Atascadero PH/MH Clinic/Hotel Park Building <i>Extended fiber optic cable from railroad to Atascadero Health, Library and North County Service Center buildings. Total length of extension was over 6,000 ft of directional bore.</i>	291,700	291,700	224,791	77.1%

## Completed Capital Projects: FY 2014-15

	<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Total Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>
8	2013/2014	320063	<p>Probation-COC-Install New JSC Office HVAC in and near Old Kitchen Area</p> <p><i>Installed new HVAC in existing JSC office space. A future project will include the design and installation of the HVAC system in and near the old JSC kitchen area.</i></p>	60,700	60,700	13,936	23.0%
9	2013/2014	320064	<p>Probation-SLO-Upgrade Casa Loma Parking Lot Lighting</p> <p><i>Developed lighting design, bid documents, and completed construction to install new parking lot lighting around perimeter of facility</i></p>	58,400	58,400	49,556	84.9%
10	2012/2013	320066	<p>Sheriff-COC-Honor Farm Fire Laundry Replacement Project</p> <p><i>Restoration of the honor farm laundry that was destroyed by fire in 2012. The new facility includes additional washing and drying space, storage space, commissary space and upstairs future office expansion.</i></p>	382,665	690,528	678,512	98.3%
11	2014/2015	320069	<p>Library-Morro Bay Library</p> <p><i>Completely demolished the interior of the existing library, redesigned and constructed with expanded ADA restrooms, public area, children's area and private employee area. Updated the exterior ADA access through the parking lot to the building.</i></p>	561,686	743,725	664,211	89.3%
12	2014/2015	320073	<p>General Services Agency, Information Technology - Black Mountain - Replace Comm Vault</p> <p><i>Project cancelled-funding moved to project 320032</i></p>	279,450	279,450	0	0.0%
13	2014/2015	320077	<p>Fire - Paso Robles - Replace Leach Field</p> <p><i>Project created to replace the existing leach field due to low percolation rates. A new leach line was installed and connected to the existing distribution box, existing leach field was left in operation to handle any overflow or future facility expansion</i></p>	100,800	100,800	41,055	40.7%
14	2014/2015	320078	<p>General Services Agency, Information Technology - Arroyo Grande - Install Fiber Optic</p> <p><i>Project cancelled-funding moved to project 320032</i></p>	311,600	120,000	0	0.0%

## Completed Capital Projects: FY 2014-15

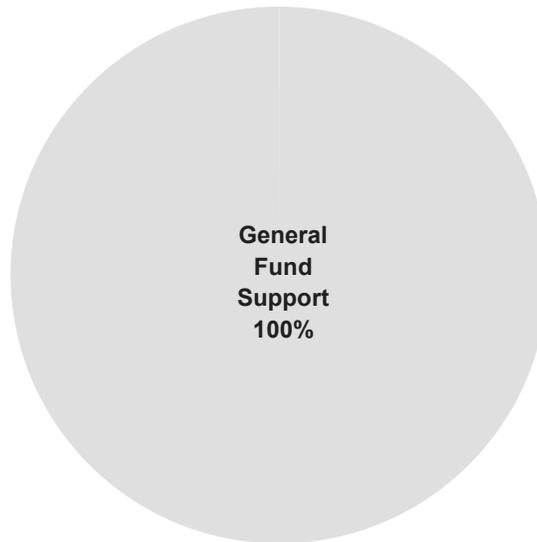
<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Total Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>	
15	2011/2012	330019	Airports - SLO Airport - QTA Rental Car Facilities (replaces 300015)	1,659,888	1,659,888	0	0.0%
<p><i>Project Cancelled - Underfunded and limited staff resources due to the Airport Terminal project.</i></p>							
16	2013/2014	330020	Airports-SLO-Passenger Terminal Construction Documents	615,000	1,168,126	881,636	75.5%
<p><i>Complete set of construction and specification documents were developed for the new terminal at the San Luis Obispo County Regional Airport. The previous project, Terminal Design documents created 60% plans which was completed in project 330018 in 2013.</i></p>							
Totals:			5,400,689	10,174,194	5,734,645	56.4%	

**PURPOSE STATEMENT**

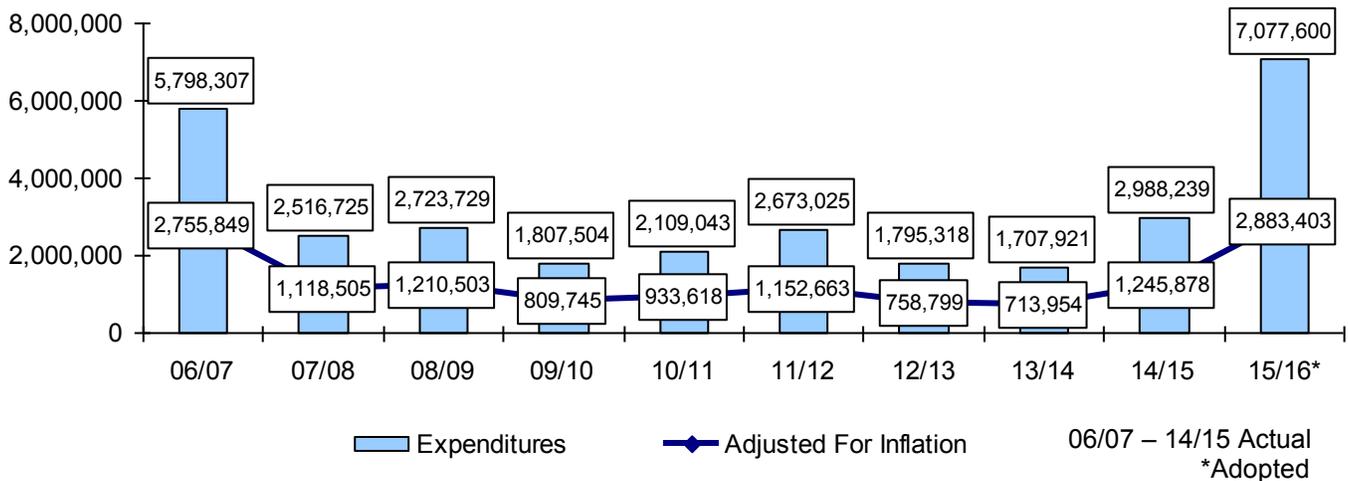
To provide funds for the repair, renovation and maintenance of existing county facilities countywide.

<u>Financial Summary</u>	<u>2013-14 Actual</u>	<u>2014-15 Actual</u>	<u>2015-16 Requested</u>	<u>2015-16 Recommended</u>	<u>2015-16 Adopted</u>
Intergovernmental Revenue	\$ 69,779	\$ 156,294	\$ 0	\$ 0	\$ 0
Charges for Current Services	13,515	42,854	0	0	0
Other Revenues	0	81,375	0	0	0
Other Financing Sources	0	102,499	0	0	150,000
Interfund	130,926	153,513	0	0	0
<b>**Total Revenue</b>	<b>\$ 214,220</b>	<b>\$ 536,535</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 150,000</b>
Services and Supplies	1,707,921	2,231,345	1,983,700	3,653,900	7,077,600
Other Charges	0	873,221	0	0	0
<b>**Gross Expenditures</b>	<b>\$ 1,707,921</b>	<b>\$ 3,104,566</b>	<b>\$ 1,983,700</b>	<b>\$ 3,653,900</b>	<b>\$ 7,077,600</b>
Less Intrafund Transfers	30,552	116,327	0	0	0
<b>**Net Expenditures</b>	<b>\$ 1,677,369</b>	<b>\$ 2,988,239</b>	<b>\$ 1,983,700</b>	<b>\$ 3,653,900</b>	<b>\$ 7,077,600</b>
General Fund Support (G.F.S.)	<u>\$ 1,463,149</u>	<u>\$ 2,451,704</u>	<u>\$ 1,983,700</u>	<u>\$ 3,653,900</u>	<u>\$ 6,927,600</u>

**Source of Funds**



**10 Year Expenditures Adjusted For Inflation**



**SERVICE PROGRAMS**

Maintenance Projects has a total expenditure level of \$7,077,600 to provide the following services:

**Countywide Projects**

Provides funding for the following types of countywide maintenance projects: roof repair, heating, ventilation and air conditioning equipment maintenance; painting; restroom renovation; flooring, sidewalk and paving maintenance; coaxial cable installation; signage of facilities; coastal accessway maintenance; energy conservation; storm water pollution control; and development of plans and specifications for maintenance activities and renovations of facilities.

Total Expenditures: \$2,241,000 Total Staffing (FTE): \*

**Facility Maintenance**

Provides funding for specific maintenance projects necessary to maintain the County's facilities, excluding Parks and Libraries.

Total Expenditures: \$4,836,600 Total Staffing (FTE): \*

\*Staffing is reflected in FC 113 – General Services, FC 305 – Parks, and FC 405 – Public Works

**COUNTY ADMINISTRATOR'S COMMENTS AND RECOMMENDATIONS**

Maintenance project recommendations are based upon guidance contained in the Board of Supervisors' budget policies to maintain County facilities. The majority of funds are for general maintenance such as painting; maintaining County parking lots; replacing heating, ventilation, and air conditioning units; roofing; energy and water conservation measures; and, Americans with Disabilities Act (ADA) improvements. This budget primarily funds activities which are considered to be routine expenditures for the maintenance, remodeling, and repair of existing facilities.

Maintenance projects are funded either as one of several countywide maintenance categories or a standalone project. The countywide maintenance categories are described in a later section of this narrative. The allocations of funding in these categories can be applied to a variety of planned projects as well as address unanticipated or emerging maintenance needs. Standalone projects receive a specific allocation of funding to accomplish the project identified. Generally, standalone projects are larger projects or are projects that use funding outside of the General Fund.

The historical General Fund allocation for this budget is approximately \$2 million. The allocation of funds for the countywide maintenance categories has historically ranged from \$900,000 to \$1.5 million, with funding for standalone projects varying with annual needs but generally ranging from \$200,000 to \$1 million. For FY 2015-16, funding for countywide maintenance categories and standalone projects has noticeably increased due to the amount of funding available to address deferred maintenance and a large ADA remediation project at the Courthouse Annex, located in the City of San Luis Obispo.

The process by which projects are evaluated and selected begins with an annual request to County departments to submit proposed maintenance and capital projects for the annual budget as well as for the Five Year Infrastructure and Facilities Capital Improvement Plan. Submitted projects are evaluated by a team comprised of representatives from County Public Works, General Services, Planning and Building, and Administrative Office Departments. Each submitted project is reviewed and ranked based on the criteria in the Board's adopted Budget Policies. All of the proposed projects are then presented to the Capital Improvement Executive Steering Committee (CI-ESC). The CI-ESC is chaired by the County Administrator and comprised of 10 County department heads. The recommended list of standalone projects listed below is the result of the CI-ESC's review of the submitted projects. Some of the smaller projects reviewed by the CI-ESC are not separately identified, but will be developed using funding from the countywide maintenance categories. The amounts recommended for the countywide maintenance categories were determined with significant input from the General Services Department. The Five Year Infrastructure and Facilities Capital Improvement Plan was approved by the Board of Supervisors on February 17, 2015.

The total recommended expense for FY 2015-16 is \$3,653,900. This is \$1,685,560 or 85% more than the amount in the FY 2014-15 adopted budget. No funds will be appropriated from reserves or contingencies and General Fund support for the budget is recommended to be \$3,653,900.

#### **BOARD ADOPTED CHANGES**

As part of the Supplemental Budget document, the Board approved a request to correct the miscategorization of two projects between Fund Center 200 – Maintenance Projects and Fund Center 230 – Capital Projects. The two projects, Reprographics Remodel (\$523,700) and Government Center Repairs (\$2,400,000), should have been categorized as major maintenance and not capital projects, per the County's Capital Asset Policy. In accordance with the criteria for this policy, the projects are not considered to comprise a new asset or significantly add value or useful life to an existing asset. Funding for the projects has been moved from Fund Center 230 to Fund Center 200. There is no net impact to expenses or to the General Fund contribution amount associated with the adjustment.

At year end, an additional allocation was made as the result of the final Fund Balance Available in the amount of \$500,000 to Maintenance Projects to help fund the ADA Transition Plan (\$200,000) and anticipated countywide department relocation needs (\$300,000).

The following sections describe the standalone projects and the allocations for the countywide maintenance categories.

#### **FY 2015-16 MAINTENANCE PROJECTS**

There are eight standalone maintenance projects, totaling \$4,836,600 for FY 2015-16. A brief description, the amount allocated, and the source of funding are identified for each of the projects identified below.

#### **STANDALONE PROJECTS**

- **Courthouse ADA Remediation – Courthouse Annex – San Luis Obispo**

This project will address ADA deficiencies in the Courthouse Annex building located in the City of San Luis Obispo. The project includes modifications to one male and one female restroom per floor, adjustments to drinking fountains, changes to signage, and modifications to access ways, elevators, doorways, sidewalks, ramps and stairways. The total project costs of \$1,333,800 will be initially funded by the General Fund. However, after the work is completed, \$644,183 will be received in reimbursement from Judicial Council of California (JCC) in accordance with the Joint Occupancy Agreement which stipulates a 49.74% Courts and 50.26% County cost share for projects.

- Project Cost: \$1,333,800
- Funding Source: General Fund

• **Emergency Generator – Courthouse Annex – San Luis Obispo**

The existing diesel emergency backup generator is approximately 50 years old, which is more than double the expected equipment life cycle and parts support are no longer available. The electrical circuitry supported by the Courthouse Annex generator is outdated, and some of the critical loads that need to be supported are not wired to the existing generator. This project would provide an electrical load assessment and a new natural gas generator would be installed to provide more reliable support during electrical outages and reduce air emissions.

- Project Cost: \$114,900
- Funding Source: General Fund

• **Electrical Upgrade – Veteran’s Hall – Templeton**

The Templeton Veteran’s Hall facility has an electrical service system that is likely original to the facility construction. Although a detailed assessment report remains to be completed, an entirely new code compliant electrical system is likely to be required at the facility. It is anticipated that a new, larger electrical service panel, electrical wiring, miscellaneous lighting, and other electrical improvements will be required to comply with current electrical codes and address life/safety concerns.

- Project Cost: \$134,200
- Funding Source: General Fund

• **Juvenile Hall Heating, Ventilation, and Air Conditioning (HVAC) – County Operations Center – San Luis Obispo**

This project replaces the existing condenser units which have reached the end of equipment life with new energy efficient units which will improve the cooling and heating for the Juvenile Support Center (Juvenile Hall). The new equipment should show a slight decrease in operating expenses due to the higher efficiencies now required by building codes. Some decrease in annual maintenance expense is anticipated as well.

- Project Cost: \$134,700
- Funding Source: General Fund

• **Control Desks at Juvenile Hall – County Operations Center – San Luis Obispo**

This project will replace three dilapidated, wood control desks with new wood or metal control desks. The current Juvenile Hall control desks were installed in the early 1980s. The doors, hinges and locking mechanisms have been replaced, modified, or fixed numerous times over the years as the devices do not hold up in a secured, custody facility. This project was originally approved in FY 2014-15 at a total cost of \$134,800. The project was then cancelled in order to provide funding for the Juvenile Hall Expansion project. The costs decreased by \$40,600 due to a smaller scope of effort that will be required following the conclusion of the Juvenile Hall Expansion project.

- Project Cost: \$94,200
- Funding Source: General Fund

• **County Jail Wet Wall – County Operations Center – San Luis Obispo**

Water leaking from piping inside the Jail facility has penetrated the exterior wall and is damaging the block wall. This damage, if not repaired, may lead to a structural failure and a security breach of the Jail. A failure would have a significant impact upon the Jail capacity as 140 inmate beds would be removed from use in an already overcrowded facility.

- Project Cost: \$101,100
- Funding Source: General Fund

• **Remodel Vacant Space – Courthouse Annex – San Luis Obispo**

Project entails a remodel of the currently vacant Reprographics facility floor space on the ground level of the Courthouse Annex building for use by staff of the Public Works Department and District Attorney's Office. The work will include reconfiguration of existing work areas, currently occupied by Public Works Department staff. The project enables staff from Public Works to better operate in remodeled office areas while providing the District Attorney with needed space for file storage. The shared occupancy in an existing county facility decreases costs for both departments when compared to other options such as new construction or leasing.

- Project Cost: \$523,700
- Funding Source: General Fund and Public Works Internal Service Fund

• **Government Center Defects – Government Center – San Luis Obispo**

The project includes repair of identified construction defects in the County Government Center. The repairs include a poorly functioning HVAC mechanical system, various construction systems and components to improve the longevity, comfort, and useful life of the facility. The construction defect repairs to the Government Center will improve a variety of construction components in the facility. The repairs will also improve a poorly functioning existing heating and cooling system. There will also be repairs of construction defects that impact the long-term maintenance costs to the facility.

- Project Cost: \$2,400,000
- Funding Source: General Fund

**COUNTYWIDE MAINTENANCE PROJECT CATEGORIES**

The FY 2015-16 recommended allocations for countywide maintenance categories is \$2,241,000, an increase of approximately \$727,000 over FY 2014-15 adopted amounts. The increase reflects the capacity of the General Services Maintenance and Architectural Services staff to implement projects during the year and should be sufficient to cover maintenance needs in FY 2015-16.

The following provides a brief summary of each of the countywide maintenance categories and the amount of new funding allocations that are recommended in the FY 2015-16 budget. These categories of projects are funded by the General Fund. Funding within the individual countywide maintenance categories may be augmented by the transfer of funds between the categories with the approval of the County Administrator.

Countywide Maintenance Projects \$1,283,000

Funding in this category is used for maintenance of buildings, tree trimming, data cabling, minor building electrical system upgrades, energy management systems, flooring, hazardous materials abatement, mechanical (electrical, plumbing, heating, ventilation and air conditioning) replacement, painting, re-keying, building security, facility restroom renovation, re-roofing, sidewalk installation and repair, parking lot repaving, signage, and window covering, upholstery replacements, and a contingency amount for unanticipated maintenance needs. In addition, for FY 2015-16, nearly \$500,000 is being set aside to address maintenance needs identified through the Facility Condition Assessments (FCAs) that were begun in late FY 2014-15.

Countywide Facilities Master Plan \$0

Funding in this category is used to conduct needs assessments, programming, planning and analyses for determining highest and best use for County property and facilities for the future. No additional funds are being sought in FY 2015-16 as a fund balance of \$253,929 is available from master planning efforts in FY 2014-15.

**Maintenance Projects**  
**Fiscal Year 2015-16 Final Budget**

**Fund Center 200**

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<u>Countywide Energy &amp; Water Conservation</u>	<u>\$240,000</u>
Funding in this category finances projects recommended from County energy and water use audits. Special focus will be placed on water conservation for FY 2015-16.	
<u>Countywide Department Relocations</u>	<u>\$300,000</u>
Funding in this category is for anticipated countywide departmental relocations.	
<u>Countywide Americans with Disabilities Act (ADA) Compliance</u>	<u>\$270,000</u>
Funding in this category is for upgrades to current facilities in order to help ensure they meet ADA requirements.	
<u>Countywide Storm Water Pollution Prevention</u>	<u>\$90,000</u>
Funding in this category finances projects, plans, improvements, and equipment necessary to comply with Federal and State storm water pollution regulations.	
<u>Countywide Library Renovations</u>	<u>\$35,000</u>
Funding in this category is used for general renovations, maintenance, and repair of County library facilities. The replacement of a wheelchair lift at the Atascadero library is planned for FY 2015-16.	
<u>Countywide Community Buildings</u>	<u>\$23,000</u>
Funding in this category finances projects to repair and maintain community buildings such as veterans' halls and community centers owned by the County. The recommended FY 2015-16 recommended funding includes a significant electrical upgrade at the Veteran's Hall in Cayucos.	

**LETTER DESIGNATORS FOR STATUS**

- P - Programming:** This is the initial phase of the project that can include development of needs assessments, facility planning, space planning, site analysis/constraints, environmental determination, soils reports and topographic evaluations.
- D - Design:** This phase is for project design development using County staff or contracted architectural support. Depending upon the size of the project, the phase may include development of documents for conceptual, schematic, design development, and construction documents as well as identification of specifications for equipment and/or furniture and fixtures and other project components unique to the project.
- B - Bidding:** This phase involves requests for quotes or informal bids on smaller scale projects and the release of construction documents for formal bids on larger projects. It also includes verification of contractor bonds and development of construction contracts.
- C - Construction:** This project phase is the actual work on construction, demolition, renovation and installation of projects.
- CO – Close Out** This is the concluding phase of the process and involves the formal Notice of Completion, construction warranty, the final accounting and closing of invoices and purchase orders, and the release of the retention portion of the contract once all conditions have been satisfied. At the end of this process, the project is complete.
- U - Unassigned** Identifies projects that have not yet been assigned to an Architectural Services Coordinator and are awaiting staffing availability to begin the process.
- H - Hold** Projects may be placed on hold when new conditions or situations arise that may inhibit moving forward with the project. This may include site situations discovered during construction, changes to the laws and regulations, project costs that are considerable greater than originally identified, changes to the scope of the project and opposition from community groups or other governmental organizations.

# MAINTENANCE PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2014-15 **	Balance of Funds Available***	2015-16 Proposed Appropriation	2015-16 Adopted Appropriation	Total Approved Funding and 2015-16 Adopted Appropriation	Funding Source	Status****
<b>EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT</b>										
1	350115	General Government - SLO - Courthouse ADA Remediation	2015/2016	1,333,800		1,333,800	1,333,800	1,333,800	General Fund	U
2	350119	General Government - SLO - Courthouse Annex - Replace Emergency Generator	2015/2016	114,900		114,900	114,900	114,900	General Fund	U
3	350122	General Government - SLO - Government Center Repairs	2015/2016	2,400,000		2,400,000	2,400,000	2,400,000	General Fund	U
4	350121	General Government - SLO - Reprographics Remodel	2015/2016	523,700		523,700	523,700	523,700	373,700 General Fund; 150,000 Public Works Operating Fund	U
5	350118	General Government - Templeton - Vet's Hall Electrical Upgrade	2015/2016	134,200		134,200	134,200	134,200	General Fund	U
6	350110	Gen Govt - Simmler - Renovate Community Building	2014/2015	305,000	305,000	272,737		305,000	150,000 Maintenance Projects FC 200 WBS 350010.10; 105,000 Maintenance Projects FC 200 CSA 17 Dissolution; 50,000 Maintenance Projects FC 200 Donation	D
7	350109	Gen Govt - SLO - NGC - Auditor/Treasurer/Tax Collector Office Consolidation	2014/2015	110,300	123,700	6,941		123,700	76,143 General Fund; 47,557 Countywide Department Relocation	CO
8	350108	Gen Govt-Variou-Replace windows at various locations	2014/2015	323,500	299,400	279,242		299,400	General Fund	B
9	350103	General Government - Courthouse Annex - Replace Courthouse Annex Air Handlers	2013/2014	200,400	336,440	295,368		336,440	General Fund	C
10	350098	General Services Agency, Information Technology - Various - Communication Infrastructure Maintenance	2012/2013	203,200	283,200	103,890		283,200	General Fund	C
11	350095	General Services Agency, Information Technology - Rocky Butte - Replace Generator Set	2011/2012	60,400	60,400	40,400		60,400	General Fund	C

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\*\* Total Approved Funding includes Board actions through 6/30/15.

\*\*\* Balance of Funds Available as of 6/30/15. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

# MAINTENANCE PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2014-15 **	Balance of Funds Available***	2015-16 Proposed Appropriation	2015-16 Adopted Appropriation	Total Approved Funding and 2015-16 Adopted Appropriation	Funding Source	Status****
12 300128	SLO - Johnson Avenue Property Analysis	2004/2005	354,000	354,000	161,698			354,000	Facilities Planning Reserve	C
<i>Sub Total:</i>			6,063,400	1,762,140	1,160,277	4,506,600	4,506,600	6,268,740		
<b>EFS Bus Area 2000: HEALTH AND SOCIAL SERVICES -MAINT</b>										
13 350114	Health-SLO-Annex Remodel	2014/2015	625,000	625,000	584,816			625,000	536,000 General Government Building Replacement Reserves; 89,000 Public Health Operating Fund	H
14 350101	Animal Services-COC-Paint Animal Shelter Kennel	2013/2014	156,000	156,000	133,985			156,000	General Fund	H
15 350034	Health - Operations Center - Animal Services - Roof Replacement	2006/2007	141,700	141,700	118,615			141,700	General Fund	CO
<i>Sub Total:</i>			922,700	922,700	837,416			922,700		
<b>EFS Bus Area 2000: PUBLIC SAFETY - MAINT</b>										
16 350117	Probation - COC - JSC HVAC	2015/2016	134,700			134,700	134,700	134,700	General Fund	U
17 350116	Probation - COC - Replace Juvenile Hall Control Desks	2015/2016	94,200			94,200	94,200	94,200	General Fund	U
18 350120	Sheriff - COC - Wet Wall Repair	2015/2016	101,100			101,100	101,100	101,100	General Fund	U
<i>Sub Total:</i>			330,000	0		330,000	330,000	330,000		

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# MAINTENANCE PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2014-15 **	Balance of Funds Available***	2015-16 Proposed Appropriation	2015-16 Adopted Appropriation	Total Approved Funding and 2015-16 Adopted Appropriation	Funding Source	Status****
<b>EFS Bus Area 2000: PARKS - MAINT</b>										
19 350035	Parks - Central County - Park Maintenance (Roll Up)	2006/2007	250,000	152,500	118,723			152,500	152,500 Quimby Fees - Central County Sub-Fund	C
20 350038	Parks - Coastal - Park Maintenance (Roll Up)	2006/2007	80,000	81,873	2,059			81,873	40,000 General Fund; 40,000 Parks Fund; 1,873 Quimby	C
21 350039	Parks - East County - Park Maintenance (Roll Up)	2006/2007	61,500	62,700	5,046			62,700	21,500 General Fund; 41,200 Quimby Fees - East County Sub-Fund	C
22 350036	Parks - North County - Park Maintenance (Roll Up)	2006/2007	180,000	180,000	37,487			180,000	180,000 Quimby Fees - North County Sub-Fund	C
23 350037	Parks - South County - Park Maintenance (Roll Up)	2006/2007	250,000	250,000	39,743			250,000	250,000 Quimby Fees - South County Sub-Fund	C
24 350112	Parks-Los Osos-Renovate Tennis Court	2014/2015	145,000	145,000	145,000			145,000	145,000 Parks Project Reserves	D
25 350111	Parks-Santa Margarita-Dock Replacement	2014/2015	125,000	125,000	125,000			125,000	125,000 Parks Project Reserves	D
26 350105	Parks - Lopez Lake - Camp French	2013/2014	51,000	51,000	40,000			51,000	Parks Operating Fund	C
27 350094	Parks - San Miguel - Repair Rios Caledonia Walls	2012/2013	100,000	162,000	68,864			162,000	100,000 Parks Operating Fund; 62,000 Parks Project Reserves	C
28 350093	Parks - Santa Margarita Lake - Paving, Fish Cleaning Station & Electrical	2012/2013	540,000	540,000	489,076			540,000	Department of Boating and Waterways Grant	D
29 350100	Parks-Avila-Renovate Bob Jones Trail along Blue Heron Drive	2012/2013	14,000	14,000	14,000			14,000	Parks Operating Fund	D
30 350066	Parks - Lopez Lake - Infrastructure Upgrades	2007/2008	249,480	249,480	84,671			249,480	96,055 Prop 40 Grant; 66,987 Parks Ops; 2,938 Prop 40 Grant; 18,500 Gen Fund (transfer from 350039); 65,000 Parks Ops	C
<b>Sub Total:</b>			2,045,980	2,013,553	1,169,669			2,013,553		

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\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

**MAINTENANCE PROJECTS**

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2014-15 **</i>	<i>Balance of Funds Available***</i>	<i>2015-16 Proposed Appropriation</i>	<i>2015-16 Adopted Appropriation</i>	<i>Total Approved Funding and 2015-16 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>
		<i>Total:</i>	9,362,080	4,698,393	3,167,362	4,836,600	4,836,600	9,534,993		

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# COUNTYWIDE MAINTENANCE PROJECTS

WBS Project #	Project Description	Balance of Funds Available*	2015-16 Proposed Appropriation	2015-16 Adopted Appropriation	Balance of Funds Available and 2015-16 Adopted Appropriation	Funding Source	Status**	
<b>EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT</b>								
1	350104	Countywide Maintenance Projects #2- replaces 350077	895,421	1,283,000	1,283,000	2,178,421	General Fund	C
2	350070	Countywide Facilities Master Plan	221,427			221,427	General Fund	C
3	350074	Countywide Energy and Water Conservation	392,990	240,000	240,000	632,990	General Fund	C
4	350072	Countywide Department Relocations	37,164		300,000	337,164	General Fund	C
5	350071	Countywide ADA Compliance	426,140	70,000	270,000	696,140	General Fund	C
6	350050	Countywide Stormwater Pollution Prevention	68,400	90,000	90,000	158,400	General Fund	C
		<i>Subtotal:</i>	2,041,541	1,683,000	2,183,000	4,224,542		
<b>EFS Bus Area 2000: LIBRARY - MAINT</b>								
7	350073	Countywide Library Renovations	102,935	35,000	35,000	137,935	General Fund; Library Funds	C
		<i>Subtotal:</i>	102,935	35,000	35,000	137,935		
<b>EFS Bus Area 2000: COMMUNITY SERVICES - MAINT</b>								
8	350010	Countywide Community Buildings Renovations	155,435	23,000	23,000	178,435	General Fund; Grant Funds	C
		<i>Subtotal:</i>	155,435	23,000	23,000	178,435		
		<i>Total:</i>	2,299,911	1,741,000	2,241,000	4,540,912		

\* Prior Year(s) Balance of Funds Available as of 6/30/15. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

## Completed Maintenance Projects: FY 2014-15

	<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Amended Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>
1	2003/2004	300080	General Government - SLO - 1144 Monterey St. Monitoring Wells Abandonment and Remediation  <i>Properly mitigated soil contamination at County property in order to cease required testing through monitoring wells</i>	74,100	463,669	285,032	61.5%
2	2005/2006	350002	General Government - Courthouse Annex - Implement Office Consolidation  <i>Comprehensive project to perform maintenance &amp; construct tenant improvements to accommodate County offices relocating to the Government Center Complex from leased space as a result of other departments relocating to the new Government Center.</i>	1,574,400	1,674,400	1,484,604	88.7%
3	2006/2007	350022	General Government - Old Courthouse - Exterior Paint  <i>Project to refurbish the exterior of the Old Courthouse Building. The building exterior was cleaned, prepped and repainted including exterior walls, architectural features, exterior monument features, gutters, cornices, and metal window grilles.</i>	102,700	131,802	114,740	87.1%
4	2006/2007	350042	Sheriff - West Jail - Security Screens  <i>Project installed security screens inside the common space area of the west housing cell blocks. The installation allows Sheriff staff to supervise multiple inmates in the common area simultaneously. It's entry is controlled by the central desk.</i>	29,500	119,500	108,312	90.6%
5	2008/2009	350069	General Government - Courthouse Annex - Upgrade Public Elevator  <i>Project modernized existing elevator to comply with current building and accessibility codes along with replacing outdated equipment with new technology that saves and generates power.</i>	200,000	705,000	481,822	68.3%
6	2013/2014	350106	Health - Grover - DAS - Longbranch Conference Rooms  <i>Project remodeled the interior of the Longbranch DAS office to create 2 new conference spaces. The remodel included electrical, HVAC, and telecom work in addition to the framing, drywall and ceiling.</i>	52,000	52,000	31,350	60.3%

## Completed Maintenance Projects: FY 2014-15

	<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Amended Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>
7	2014/2015	350107	Probation - COC - Replace JH East, West and Center Control Desks  <i>Project cancelled-funding moved to project 320032</i>	134,800	134,800	0	
Totals:				2,167,500	3,281,171	2,505,859	76.4%

## Completed Countywide Projects: FY 2014-15

<i>Project Description</i>		<i>Completed or Cancelled</i>	<i>Cost</i>
<b>Countywide ADA Compliance</b>			77,859
1	Library-Morro Bay-Restrooms	COMPLETE	
2	Gen Govt-Templeton-Repair Parking Lot at Vets Hall	COMPLETE	
3	Library-Morro Bay-ADA Improvements	COMPLETE	
4	Gen Govt-SLO-HUD ADA Items	COMPLETE	
5	Library-Arroyo Grande-Install ADA Entry Door Operator	COMPLETE	
6	AgComm-SLO-ADA Parking Repairs	COMPLETE	
<b>Countywide Community Buildings Renovations</b>			175,999
7	Gen Govt-Simmler-Renovate Community Bldg	COMPLETE	
8	Gen Govt-Templeton-Repair Parking Lot at Vets Hall	COMPLETE	
9	Gen Govt-Simmler-Provide Water System	CANCELLED	
10	Gen Govt-Templeton-AL Hall Exit Handrails	COMPLETE	
<b>Countywide Department Relocations</b>			17,837
11	Gen Govt-SLO-Dept Consolidation Signage, Auditor-Controller, Tax Collector	COMPLETE	
12	Gen Govt -SLO-AUD/TTC Consolidation	COMPLETE	
13	Gen Govt-SLO-GSA IT-IT Office Remodel	COMPLETE	
14	Gen Govt-SLO-Kimball Furniture Storage Reorganization	COMPLETE	
<b>Countywide Energy and Water Conservation</b>			33,671
15	Sheriff-COC-Install Honor Farm Laundry PV/Thermal Panels	COMPLETE	
16	Sheriff-COC-Water Meter for County Jail	COMPLETE	
<b>Countywide Facilities Master Plan</b>			15,308
17	Health-SLO-Master Plan Health Campus	COMPLETE	

## Completed Countywide Projects: FY 2014-15

<i>Project Description</i>		<i>Completed or Cancelled</i>	<i>Cost</i>
<b>Countywide Library Renovations</b>			16,165
18	Library-Oceano-Install Siding	COMPLETE	
19	Library-Cambria-Repair the skylight at Old Cambria Library	COMPLETE	
<b>Countywide Maintenance Projects</b>			529,805
20	Gen Govt-COC-Animal Services Landfill Post Closure Permit Application	COMPLETE	
21	Gen Govt-SLO-Reroute Courthouse Annex Main Elec Feeder Conduit	COMPLETE	
22	Gen Govt-SLO-Probation Patch & Slurry Casa Loma Parking Lot	COMPLETE	
23	Gen Govt - SLO- Repair Courthouse Elevator #8 at 976 Osos Str Old Courthouse	COMPLETE	
24	Sheriff-COC-Upgrade Detective Bldg Windows	COMPLETE	
25	GSA IT-Tassajara Peak-Paint Comm Vault	COMPLETE	
26	Health-SLO-Health Lab Roof Repairs	COMPLETE	
27	Fire-Paso Robles-Replace Leach Field	COMPLETE	
28	Gen Govt-SLO-Grand Jury Garage Replace Sewer Line	CANCELLED	
29	Health-COC-Animal Services Asphalt Repair	COMPLETE	
30	Gen Govt-Templeton-Repair Parking Lot	COMPLETE	
31	Gen Govt-SLO-Probation-Casa Loma Install Fire Alarm System	COMPLETE	
32	AgComm-SLO-Patch and Slurry Seal Pkg	COMPLETE	
33	Probation - SLO - Repair Retaining Wall @ Casa Loma	COMPLETE	
34	Health-Atascadero-Create Office Space at Behavioral Health	COMPLETE	
35	Gen Govt-Templeton-Vets Hall HVAC	COMPLETE	
36	IT-SLO-Replace Security Fencing at Cuesta Peak	COMPLETE	
37	Gen Govt-SLO-Repair Air Handler at NGC	COMPLETE	
38	Gen Govt-SLO-Repair & Improve Drainage at Grand Jury 1051 Mill St	COMPLETE	
39	Gen Govt-SLO-NGC-Replace cracked window on 3rd floor	COMPLETE	

## Completed Countywide Projects: FY 2014-15

	<i>Project Description</i>	<i>Completed or Cancelled</i>	<i>Cost</i>
40	Gen Govt-COC-Patch IT Data Center Roof	COMPLETE	
41	Gen Govt-COC-Epoxy Paint Water Quality Lab Flooring	COMPLETE	
<b>Countywide Stormwater Pollution Prevention</b>			80,000
42	Gen Govt-Templeton-Repair Parking Lot at Vets Hall	COMPLETE	
Total:			946,645